



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, VA 20177-7000
703/777-0246 • Fax 703/777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE
REQUEST TO WAIVE PRE-APPLICATION CONFERENCE



email: dama25@gmail.com

Applicant D-SPORTS PLEX LLC Phone 703-966-2993

Applicant's Address 42931 TEALBRIAR PLACE, BROADLANDS, VA 20148

Representative (Contact Person) KRISHNA POTTURI, P.E. Phone 443-631-0084

Representative's Company N/A email Krishna.Potturi@gmail.com

Representative's Address 42921 THORNE BLADE CIRCLE, BROADLANDS, VA 20148

Current Property Owner PLSC LLC

Owner's Address 44345 PREMIER PLAZA #130, ASHBURN VA 20147

Project MCPI # (Map Cell Parcel Indicator #) 273168518000

Proposed Application: To Convert AR1 Zoned Land and use it as
Rural Recreational establishment, outdoors. We intend to use
this land to play Cricket Sport.

Project Location 19227 JAMES MONROE HWY. LEESBURG, VA 20175

Existing Zoning AR1 Project Acreage 12.5 Election District CATOCTIN

Proposed Application Type:

Zoning Map Amendment (ZMAP)

Zoning Concept Plan Amendment (ZCPA)

Zoning Ordinance Modification (ZMOD)

Rt. 28 Rezoning to Current Zoning Ordinance (ZRTD)

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Special Exception (SPEX)

Minor Special Exception (SPMI)

Sign Development Plan (SIDP/SPMI)

Commission Permit (CMPT)

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

PLEASE SUBMIT 8 COPIES OF APPLICATION AND ALL REQUIRED INFORMATION TO THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference OR if a conference waiver is requested, justification for the waiver.

Pursuant to Article VI of the Revised 1993 Zoning Ordinance, I request a pre-application conference to discuss the application outlined above and the procedures or substantive requirements of the Zoning Ordinance. I understand that no comments made at this meeting shall be binding on either the applicant or the County. I understand the Director of Planning has the discretion, on request, to waive the conference if the waiver does not affect the submission or review of the application.

Applicant's Signature [Signature] Date 07/29/2016

Description of D-Plex Cricket proposed project and use

D-Sports Plex LLC aka D-Plex was recently formed to facilitate and support the growing demand of sport of cricket.

D-Plex LLC has identified a AR1 property (Property details listed below) in Leesburg and has signed a LOI with property owner PSC LLC.

PROPERTY DETAILS

PARCEL #: 2731685180000

OWNER: PLSC LLC.

ADDRESS: 19227 JAMES MONROE HWY. LEESBURG VA

ZONING:AR1

ACREAGE: 12.5

ELECTION DISTRICT: CATOCTIN

D-Plex would like to provide top class facility to cricketers around NOVA and support the sport of cricket. Below is project description and objectives of D-Plex LLC.

OBJECTIVE: Provide a facility for cricket/other sport for customers/members who are willing to pay and play cricket. Facility will also provide coaching to youth & adults, boys & girls and to all cricket enthusiasts

PLAN: To convert the current AR1 zoned land to Rural Recreational establishment outdoor & leverage it for cricket and/or other sports.

DESCRIPTION: The plan is to convert the parcel to rural recreation for cricket / other sports and build 3 cricket fields and 9 practice lanes. Below are the details of the cricket field/practice lanes which we intend to have.

CRICKET FIELD: A Cricket field consist of a rectangular flat surface called pitch and an open field for catching/running.

Pitch: Pitch is where the cricket is played and has a size of 8'X66' SFT. each pitch needs to be graded and AstroTurf to be laid on top of it.

The Field: Just like baseball's out field, cricket has out field. This is a circular open area with diameter 300 where team members stand to catch & throw ball back to pitch. This circular field is formed by placing cones/flags. No construction or changes are required for this part of the field.

Total Area calculation:

Pitch		3 CRICKET PLAYING AREA	
Width	8	Pitch	528
Length	66		
		# OF Pitches	3
1 Pitch	528	Total SFT for 3 Pitches	1584

OCCUPANCY: While, most of the week, there will be minimum activity, occupancy rate will be at 5-10 people / day. Major activity would occur during weekend and will have occupancy of 70 people.

TIMING: D-Plex LLC. will operate from morning 11 AM – till dawn on weekdays and 7 AM till dawn over weekends.

THE REQUEST: Currently, I am working with my engineer to get preliminary assessment of feasibility study and requesting Loudoun county review the plan and provide feedback at the earliest.

The following artifacts are attached as part of this package

1. Pre-Application form.
2. Sketch map of the site
3. Conceptual plan and Graphical illustrating of current site
4. Description proposed project and use
5. Description of existing environmental, topographical, and structural features.
6. List of issues/questions we have.

Rajendra Damaraju
President D-Plex LLC
571-333-5432

LIST OF ISSUES / QUESTIONS

STATEMENTS

1. A preliminary assessment by zoning department was sent in mail stating that cricket is a permitted use and would need site plan / zoning permit.
2. There is a pond in the premises which will be secured with fence.
3. There is existing graveled area will be leveraged for parking.
4. Plan to use existing Barn as concession stand.
5. Currently, there are no plans to use any other structure.
6. There is a toilet in Barn.
7. Existing wooden fence in back/side will be removed to fit the field.

QUESTIONS

1. What is required from us to submit and seek approval?
2. We do not intend not to disturb wetland; do we still need wetland study?
3. Is soil test required?
4. Can we leverage existing septic to meeting our occupancy need?
5. Do we need any clearance from health department?
6. Can existing well be leveraged for water supply?
7. Total area which we intend to use for cricket is less than 5000 sft, do we grading permit?
8. The contour on one side of the land is around 4%, In phase 2, we want reduce it to 2%, do we have to go for grading permit now or can it be resubmitted for later.
9. What is required to get grading permit?
10. We will have occupancy of 70 people with about 20 cars over weekend, do we need to widen the entrance
11. Are there any restrictions, limitation on batting cages height/location?

ISSUES: <<Place holder for county to identify any issues with the proposed concept>>

- 1.
- 2.
- 3.
- 4.

SITE PHOTOS FOR 19227 JAMES MONROE HWY, LEESBURG VA





Description of existing environmental, topographical, and structural features for D-Plex Cricket grounds

The proposed property address is 19227 James Monroe Highway. The site is 12.76 acres north of James Monroe Highway (Rte. 15) between Masons Lane and Emerald Park Drive. The property is just outside the town of Leesburg boundary limits.

This project will convert the existing undeveloped land to an athletic field with natural grass. The project provides three cricket pitches and practice lanes on undeveloped land within this site. The project includes the following amenities: Three cricket field with three pitches, 25 parking spaces, vehicle turnaround, and new fencing. The project includes construction of three 8-ft. x 66-ft. cricket pitches with reinforced concrete base, artificial turf, minor regrading of the outfield, seeding and fertilizing, and other incidental work as necessary to convert the present undeveloped land to an athletic field with natural grass.

The game of cricket is played on a field consisting of a large oval-shaped grassy area with a diameter of between 350 and 400 feet. At the center of the field is an 8'X66' pitch.

The site is designated as AR-1 (Agricultural Rural – 1 District). Other existing uses adjacent to the site include single-family detached residences to the east and west and large residential lots to the north of the site. Leesburg Animal Park is on the other side of James Monroe Highway opposite to the subject property.

The Site Analysis for the site has included analysis of existing site conditions and development issues that would impact the design and development of an athletic field park. A summary of the findings includes the following:

Site Topography and Existing Uses: The existing topography consists of moderate slopes that do not present significant constraints to development. There is an existing abandoned house, a small structure and a shed on this parcel. No on-site perennial streams were identified on the parcel. But there are identified wetlands near the north boundary of the property. The extents of Waters of the US (WOUS), as well as confirmation from the US Army Corps of Engineers, would be determined at later phases of design as needed.

Existing Outfalls and Storm Water Management: Most of the subject property drains towards the northeastern direction towards a small pond in the northeast corner of the site. At final engineering, the flood plain limits may need to be determined and the adequacy of this outfall will need to be verified. Since there is no significant increase in the impervious cover on the parcel, no additional SWM facilities are anticipated.

Transportation and Access: Rte. 15 is currently under construction from the subject property eastwards towards Leesburg. The proposed improvements include widening of the roadway from 2 lanes to 4 lane divided highway. Access to the parcel is via an existing 15' wide driveway. Based on the site visit, no sight distance issues are identified. There is an existing 10' shared use path along the north side of the roadway. Because of the recreational nature of the proposed site, no additional improvements to the access driveway are anticipated.

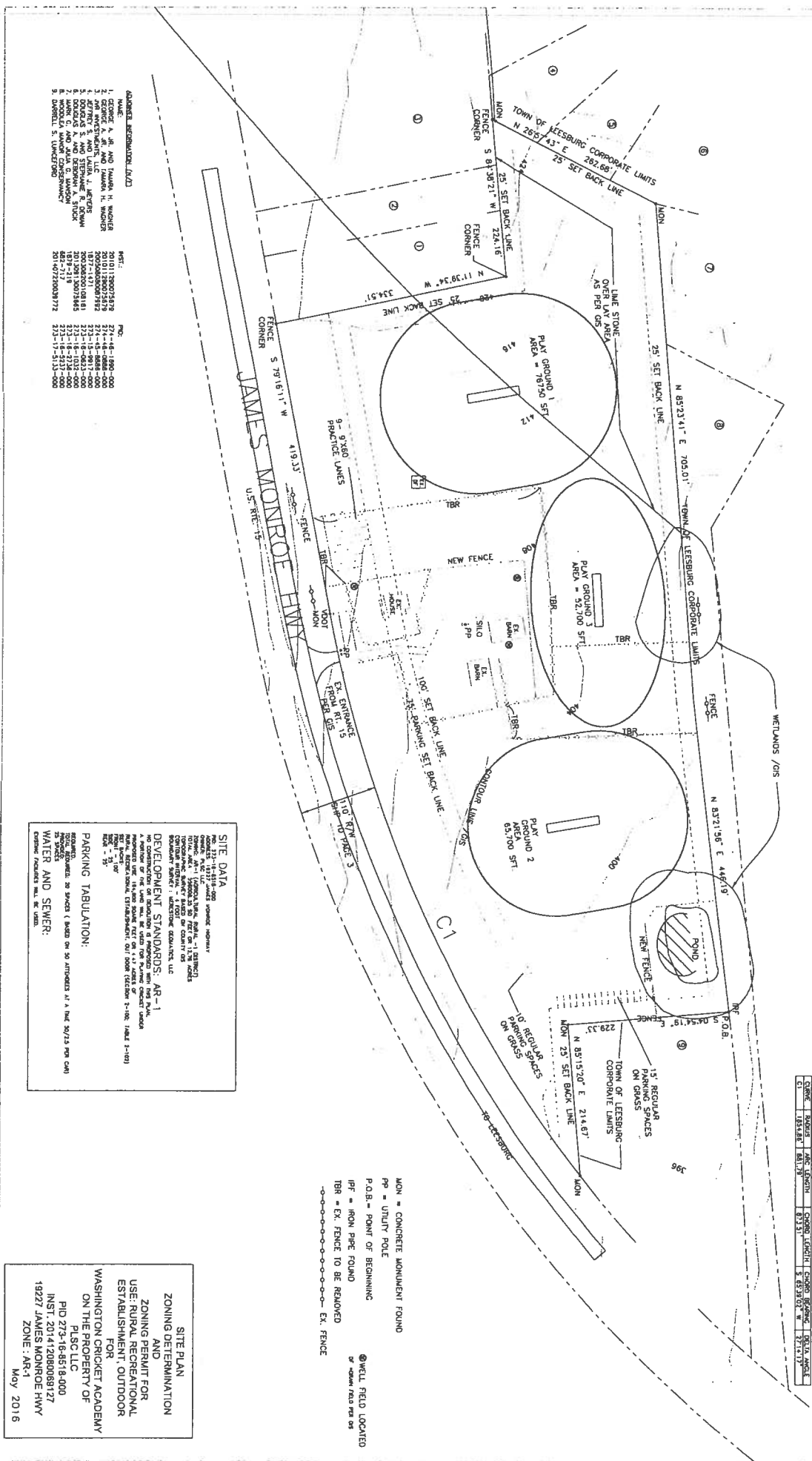
Utilities and Easements

Existing water and sewer facilities will be utilized. There are two abandoned wells on the site. The existing Electric, telephone and Gas easements along the southern property line are in an area that would be used as buffer; so these easements do not present a significant encumbrance to the proposed development.

Sewage disposal

There is an existing Septic tank (1250 gallons' capacity) on site, this will be leveraged for proposed occupancy.

Geotechnical: Geotechnical field investigation, soil laboratory testing, and engineering analysis will be performed during final engineering analysis as needed.





Loudoun County, Virginia
www.loudoun.gov

Department of Planning and Zoning
Zoning Administration
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000
Administration: 703-777-0246 • Fax: 703-771-0441

July 5, 2016

Vijay N. Dindigal, P.E., L.S.
nagaraivijay@hotmail.com

VIA EMAIL

**RE: ZCOR 2016-0092 Washington Cricket Academy (cricket fields) in AR-1
TAX MAP: /47////////21A PIN: 273-16-8518**

Dear Mr. Dindigal,

I am writing in response to your email dated May 23, 2016 to Mark Stultz, Zoning Administrator, requesting a zoning determination as to whether the Washington Cricket Academy may use the property located at 19227 James Monroe Hwy, Leesburg, Virginia 20175 and as referenced above (hereinafter referred to as the "Property") for outdoor rural recreational purposes. The short answer to your inquiry is "Rural recreational establishment, outdoor" is a Permitted use at the Property.

The Property is zoned Agricultural Rural-1 (AR-1) under the Revised 1993 Loudoun County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"). A portion of the Property is located in the Limestone Overlay District (LOD) and is subject to Zoning Ordinance Section 4-1900.

The use you described as Washington Cricket Academy and further clarified in a phone conversation as the establishment of cricket fields for outdoor rural recreational purposes is considered "Rural recreational establishment, outdoor". Zoning Ordinance Article 8 defines "Rural recreational establishment, outdoor" as, *"Any establishment operated as a commercial enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (outdoor), lodging, picnicking, boating, fishing, swimming, outdoor games and sports, animal-mounted trail riding, and activities incidental and related to the foregoing. This use may include a refreshment stand as an accessory use. Nothing in this definition shall be construed to mean a track for motorized vehicles of any type, however defined."* The sport of cricket is considered "outdoor games and sports" and thus "Rural recreational establishment, outdoor". Pursuant to Zoning Ordinance Table 2-102, is a Permitted use in the AR-1 Zoning District under the use category of "Recreation and Entertainment".

To commence a rural recreational establishment, outdoor use at the Property requires the approval of a Site Plan (Zoning Ordinance Section 6-700) and the issuance of a Zoning Permit (Zoning Ordinance Section 6-1000). The procedures for the submission of a Site Plan application are available from the Department of Building and Development at 703-777-0220. The procedures for obtaining a Zoning Permit are available from the Zoning Permits Division at 703-777-0220.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property. Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Zoning Ordinance may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days. An application package for an appeal to the Board of Zoning Appeals may be obtained by visiting the Loudoun County Government Center, 1 Harrison Street S.E., Second Floor, Customer Service, Leesburg, VA. Two copies of the completed application must be submitted to the Department of Building and Development Customer Service counter with the fee payment of \$350.00 within 30 days from the date of this letter.

PLEASE NOTE: This opinion is valid only as of the date of this letter and this opinion does not and shall not relieve the owner or any occupant of the property in question from the obligation to comply with all applicable Zoning Ordinance and other County Ordinance requirements. This opinion is based upon the text of the Zoning Ordinance as it exists as of the date of this letter and such text is subject to change.

I trust this letter adequately addresses your requests regarding the Property. If there are any questions or a need for further clarification please feel free to contact me at (571) 258-3197 or email Mark.Depo@loudoun.gov.

Respectfully,



Mark A. Depo, CZA
Senior Planner

Copy:

- Phyllis J. Randall, Chair, Board of Supervisors
- Geary M. Higgins, Supervisor – Catoclin District
- Ricky Barker, Director, Department of Planning and Zoning
- Mark Stultz, Zoning Administrator
- Michelle Lohr, Deputy Zoning Administrator
- Property Owner: PLSC LLC
- 19719 Willowdale Place
- Ashburn, Virginia 20147-5240

PROJECT LOCATION MAP

PROPERTY ADDRESS: 19227 JAMES MONROE HIGHWAY

